

DEVELOPMENT PROCESS EXECUTIVE COMMITTEE

SUMMARY MINUTES

Wednesday, October 1, 2003

3:00pm - 5:00 pm

8th Floor

Planning Department, Plaza del Sol Building

Co-Chairs

Ted Asbury, Director, Public Works Dept.

Victor Chavez, Director, Planning

Dept.

Staff

Cynthia Borrego, DP Senior Planner

Crystal Ortega, Administrative Assistant

Members present: Ted Asbury, Chuck Easterling, Robert Wharton, Fred Aguirre, Bill Allen, Dale Dekker and Kevin Curran

Members absent: Victor Chavez

Guests present: Jim Folkman, Richard Dourte, Diane Scena, Joel Wooldridge, Debbie Stover, Tom Menicucci, Wilfred Gallegos, Robert Strong and Paula Donahue

Staff present: Cynthia Borrego

Mr. Dekker called the meeting to order at 3:15 pm. Mr. Dekker served as the acting Chair until Ted Asbury arrived.

Old Business

1. Approval of Minutes – September 2003

The Executive Committee reviewed the minutes of September 2003. Mr. Easterling motioned approval of the minutes and Mr. Wharton seconded. There was no further discussion and the minutes passed unanimously as submitted.

2. Residential Subdivision Design

The first order of business was a review of “The Quantitative Analysis of Proposed Amendments to DPM for Major Local Street Standards” presented by Paula Donahue. Ms. Donahue indicated that she was interested in obtaining the Executive Committee’s support for the amendments. She also indicated that as a result of the amendments other governmental ordinances would also require amendment. These ordinances include:

Subdivision. Ordinance

Sidewalk Ordinance

Street Tree Ordinance

Zone Code

Ms. Donahue indicated that there was a National movement toward Americans becoming a more healthier society, and becoming more pedestrian oriented.

Ms. Donahue went on to define a Major Local Street. She indicated that this is a function of classification and the amount of traffic carried on the street. Her concern was that subdivisions as being designed and developed without a Major Local.

Ms. Donahue turned the groups attention newer streets. She indicated that there are essentially three types of local streets according to the Long Range Major Street Plan. These include :

- access
- normal local
- major

She also explained the definitions contained in the LRMSD, including Collector, Minor Arterial and Highway. Ms. Donahue explained that the Quantitative Analysis includes the Major Locals. The question was raised as to how this matches up with Traditional Neighborhoods Development standard. Ms. Donahue responded that this is not the same issue as skinny streets.

The Executive Committee and Ms. Donahue referenced the handout information page by page as follows:

- Pg. 7 changes some definitions/standards of normal locals
- It was mentioned that this is a slight increase from current DPM Standards.

Dale Dekker of the Executive Committee gave a pitch for developing a Traditional Neighborhood Development Ordinance.(TND) Austin, Texas has a TND Ordinance that it adopted. It was suggested that this TND may give staff some direction, since it has been in place for five to six years. Dale Dekker agreed to forward the TND to staff for distribution to the Executive Committee.

It was suggested that changing some traditional DPM standards may require a variance from the EPC, as evidenced in the Annalusia Subdivision submitted to Public Works.

The question was raised as to how the standards are applied? This may in fact be an incremental change to a small set of subdivisions being reviewed. It was suggested that staff review all subdivisions; subdivisions with over 25 lots, and subdivisions at DRB.

It is anticipated that major locals equates to the number of lots allowed/developed.

The Executive Committee next discussed alley entrances vs houses fronting on streets and the question of safety. It was suggested that the older subdivisions may have a demand for a different type of lot, as dictated by the market. It was suggested that staff review the past 20 or so most recent subdivisions and look at the market, including alleys and other factors already discussed. Ms. Donahue agreed.

The Committee requested that Richard Dourte and Bill Allen work with Ms. Donahue on the analysis, and then report back to the Committee at our November meeting. The group should also focus on the market currently being developed. A major consideration is the Cost for proposal.

One alternative already suggested was the development of a TND. It was also suggested that the Sub-Committee could propose a separate chapter into DPM that encourages narrow streets and up scale, high density living. It was felt that the market would encourage this type of living arrangement. It was stated that developers are risk sensitive and that they follow the market. Developers are comfortable with prescriptive rules that are predictable.

The Executive Committee requested that Jim Folkman and Robert Lupton be included in the Sub-Committee's mailing list. Ms. Donahue agreed.

New Business

3. Other Matters

Develop a Committee to Update Survey Sections in DPM (Requested by Chuck Cala)

The Development Process Executive Committee considered a matter to develop a subcommittee to update needed Survey Sections in the DPM. The Committee agreed to develop this subcommittee Chaired by City Surveyor, Chuck Cala.

Mr. Dekker made a motion for this action and Chuck Easterling seconded the motion. The motion was unanimously passed.

The final order of business was that Mr. Dekker mentioned that an East Downtown Design Charrette was recently held in the City. It was mentioned that the model was intended to be used for different areas of City, however, there was a concern that the neighborhood association presence was not in attendance.

The DP Executive Committee meeting was adjourned at 4:45 pm. The next scheduled

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DP Executive Committee meeting will be held on Wednesday, November 5, 2003 at 3:00 pm.

Respectively Submitted,

Cynthia Borrego
DP Senior Staff

DP Executive Committee Members:

Ted Asbury, Co-Chair, Director, Public Works Department
Victor Chavez, Co-Chair, Director, Planning Department
Bob Wharton, Southwest Realty Services
Chuck Easterling, Easterling and Associates
Dale Dekker, Dekker/Perich and Associates
Fred Aguirre, City Engineer, Public Works Department
Kevin Curran, Legal Department
Bill Allen, NAIOP
Public Works Designee